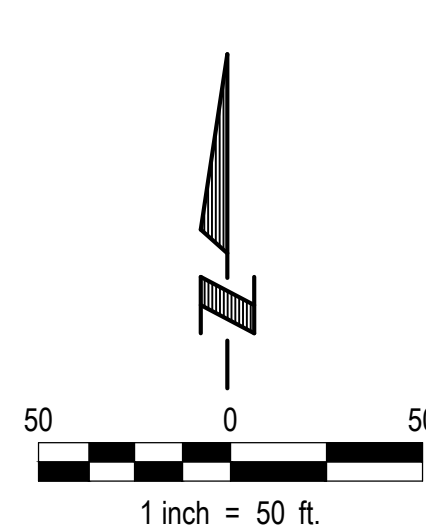


# SUMTUR CROSSING REPLAT ONE

## LOT 1 AND OUTLOT "A"

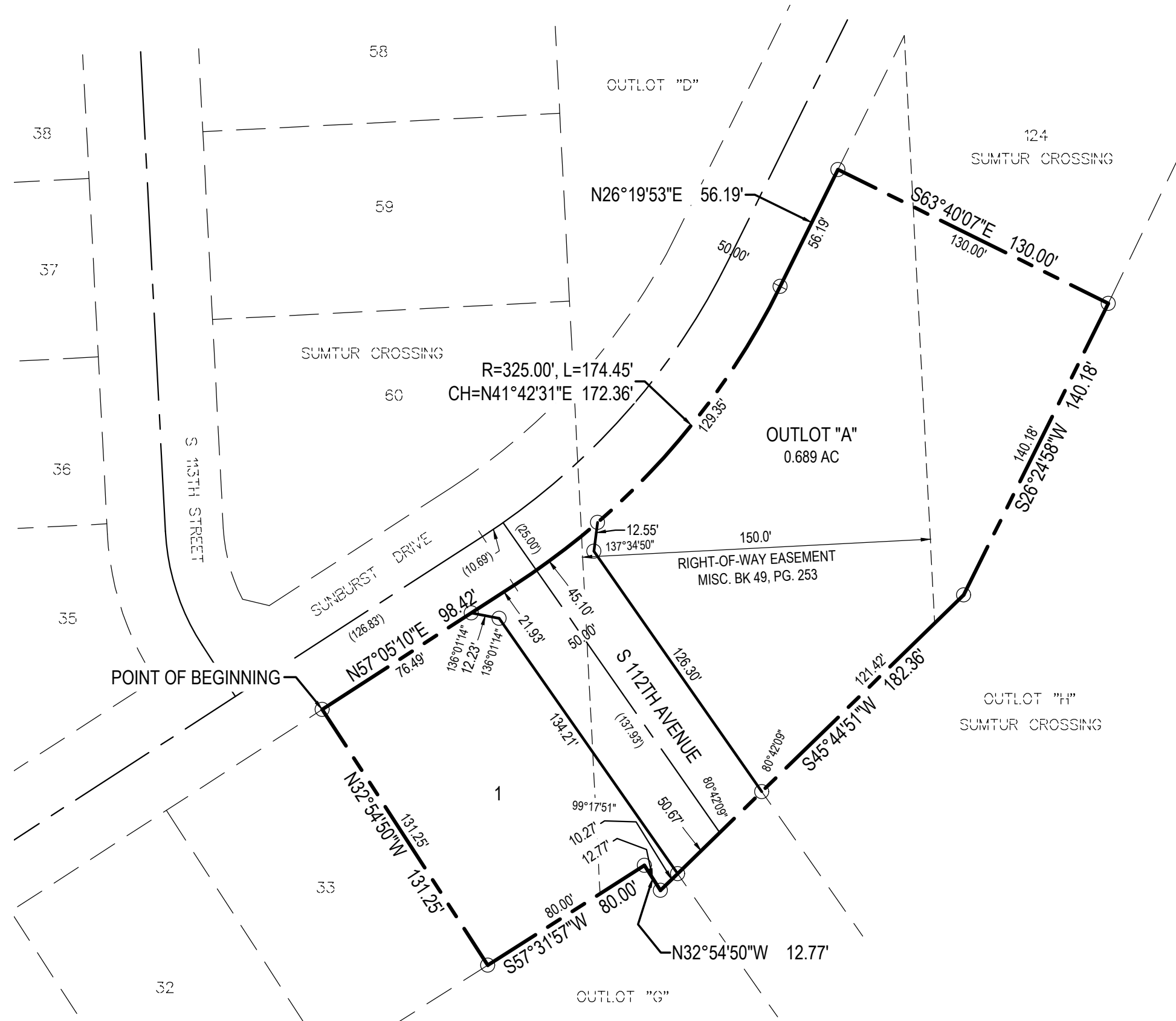
A TRACT OF LAND BEING PART A REPLAT OF LOT 34 AND OUTLOT "E", SUMTUR CROSSING, A SUBDIVISION LOCATED IN PART OF TAX LOTS 7 AND 8, TAX LOTS LOCATED IN PART OF THE NE1/4 OF THE NE1/4, PART OF THE SW1/4 OF THE NE1/4, PART OF THE NW1/4 OF THE NE1/4, ALL LOCATED IN SECTION 5, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



### LEGEND

- 5/8" REBAR SET WITH CAP LS-579
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- ⊙ EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- EXIST. EASEMENTS

R-2 ZONING SETBACK TABLE	
FRONT YARD	30'
INTERIOR SIDE YARD	10'
STREET SIDE YARD	15'
REAR YARD	30'



### NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
- THE CHAMFERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT EIGHT AND HALF FEET (8.5) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, BOYER YOUNG EQUITIES XVIII-SUMTUR CROSSING, LLC; OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SUMTUR CROSSING REPLAT ONE (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS; AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO THE CITY OF PAPIILLON AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREIN GRANTED.

BOYER YOUNG EQUITIES XVIII-SUMTUR CROSSING, LLC

\_\_\_\_\_  
TIM YOUNG, MEMBER DATE

### ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF SARPY )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME TIM YOUNG, MEMBER OF BOYER YOUNG EQUITIES XVIII-SUMTUR CROSSING, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC

### APPROVAL BY PAPIILLON CITY COUNCIL

THIS SUBDIVISION OF SUMTUR CROSSING REPLAT ONE WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF PAPIILLON, NEBRASKA.

\_\_\_\_\_  
DAVID P. BLACK, MAYOR DATE

ATTEST  
\_\_\_\_\_  
NICOLE L. BROWN, CITY CLERK

### COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

\_\_\_\_\_  
COUNTY TREASURER DATE

### SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN SUMTUR CROSSING REPLAT ONE (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND BEING PART A REPLAT OF LOT 34 AND OUTLOT "E", SUMTUR CROSSING, A SUBDIVISION LOCATED IN PART OF TAX LOTS 7 AND 8, TAX LOTS LOCATED IN PART OF THE NE1/4 OF THE NE1/4, PART OF THE SW1/4 OF THE NE1/4, PART OF THE NW1/4 OF THE NE1/4, ALL LOCATED IN SECTION 5, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 34, SUMTUR CROSSING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 33, SAID SUMTUR CROSSING, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SUNBURST DRIVE, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 34 AND SAID OUTLOT "E" SUMTUR CROSSING, SAID LINE ALSO BEING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF SUNBURST DRIVE ON THE FOLLOWING THREE (3) DESCRIBED COURSES: (1) THENCE N87°05'10"E (ASSUMED BEARING), A DISTANCE OF 98.42 FEET; (2) THENCE NORTHEASTERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 325.00 FEET, A DISTANCE OF 174.45 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N41°42'31"E, A DISTANCE OF 172.36 FEET; (3) THENCE N26°19'53"E, A DISTANCE OF 56.19 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "E" SUMTUR CROSSING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 124, SAID SUMTUR CROSSING; THENCE S63°40'07"E ALONG THE EAST LINE OF SAID OUTLOT "E" SUMTUR CROSSING, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 124, SUMTUR CROSSING; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 34 AND OUTLOT "E" SUMTUR CROSSING ON THE FOLLOWING FOUR (4) DESCRIBED COURSES: (1) THENCE S26°24'58"W, A DISTANCE OF 140.18 FEET; (2) THENCE S45°44'51"W, A DISTANCE OF 182.36 FEET; (3) THENCE N32°54'50"W, A DISTANCE OF 12.77 FEET; (4) THENCE S57°31'57"W, A DISTANCE OF 80.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34, SUMTUR CROSSING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 33, SUMTUR CROSSING; THENCE N32°54'50"W ALONG THE WEST LINE OF SAID LOT 34, SUMTUR CROSSING, SAID LINE ALSO BEING THE EAST LINE OF SAID LOT 33, SUMTUR CROSSING, A DISTANCE OF 131.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS A TOTAL AREA OF 48,579 SQUARE FEET OR 1.115 ACRES, MORE OR LESS.

\_\_\_\_\_  
JOHN W. VON DOLLEN LS-579 DATE

### APPROVAL OF PAPIILLON CITY ENGINEER

THIS SUBDIVISION OF SUMTUR CROSSING REPLAT ONE WAS APPROVED BY THE PAPIILLON CITY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
JEFFREY L. THOMPSON, PE, CPESC, CFM  
PAPIILLON CITY ENGINEER

### APPROVAL OF PAPIILLON PLANNING COMMISSION

THIS SUBDIVISION OF SUMTUR CROSSING REPLAT ONE WAS APPROVED BY THE PAPIILLON PLANNING COMMISSION.

\_\_\_\_\_  
REBECCA HOCH  
CHAIRPERSON, PAPIILLON PLANNING COMMISSION DATE

### REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SUMTUR CROSSING REPLAT ONE WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
COUNTY SURVEYOR / ENGINEER

**E & A CONSULTING GROUP, INC.**  
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www.eaag.com



SUMTUR CROSSING REPLAT ONE  
LOT 1 AND OUTLOT "A"  
PAPIILLON, NEBRASKA

FINAL PLAT

Revisions	Description	Date

Prof No: P2016.420.001  
 Date: 04/15/2019  
 Designed By: JRS  
 Drawn By: JRS  
 Scale: 1" = 60'  
 Sheet: 1 of 1

5/29/2019 9:11 AM K:\Projects\2016\20160415\PlatFinal\Design\PLAT\OUT\REP-1-000.dwg